

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 20				
% of Funds Committed	93.57 %	93.90 %	14	96.48 %	25	25	
% of Funds Disbursed	83.42 %	86.15 %	17	89.00 %	23	20	
Leveraging Ratio for Rental Activities	0.95	3.22	13	4.81	19	15	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	87.41 %	1	83.25 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	66.20 %	69.56 %	15	70.99 %	29	31	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.95 %	87.64 %	11	81.75 %	39	40	
% of 0-30% AMI Renters to All Renters***	38.10 %	52.88 %	16	45.84 %	34	33	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.24 %	97.65 %	15	96.12 %	29	27	
Overall Ranking:			In State: 16 / 20		Nationally: 33 30		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,753	\$26,943		\$27,889	21 Units	11.50 %	
Homebuyer Unit	\$33,830	\$17,368		\$15,632	146 Units	80.20 %	
Homeowner-Rehab Unit	\$19,682	\$22,772		\$21,037	15 Units	8.20 %	
TBRA Unit	\$0	\$5,496		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Warren MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$19,966	\$73,099	\$25,291
\$79,291	\$74,352	\$19,550
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 3.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.03

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	95.0	81.4	93.3	0.0
Black/African American:	0.0	11.7	0.0	0.0
Asian:	0.0	1.4	0.0	0.0
American Indian/Alaska Native:	5.0	1.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.7	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.7	0.0	0.0
Asian/Pacific Islander:	0.0	2.1	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.7	6.7	0.0
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HOUSEHOLD SIZE:

1 Person:	20.0	26.9	40.0	0.0
2 Persons:	20.0	24.1	26.7	0.0
3 Persons:	20.0	21.4	20.0	0.0
4 Persons:	15.0	13.1	6.7	0.0
5 Persons:	5.0	9.7	6.7	0.0
6 Persons:	20.0	2.8	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	2.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	10.0	27.6	13.3	0.0
Elderly:	5.0	0.0	40.0	0.0
Related/Single Parent:	55.0	24.8	26.7	0.0
Related/Two Parent:	20.0	30.3	20.0	0.0
Other:	10.0	17.2	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.0	0.0 [#]
HOME TBRA:	0.0	
Other:	5.0	
No Assistance:	70.0	

of Section 504 Compliant Units / Completed Units Since 2001 16

* The State average includes all local and the State PJs within that state

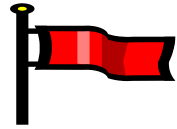
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Warren State: MI Group Rank: 33
 (Percentile)
 State Rank: 16 / 20 PJs Overall Rank: 30
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	66.2	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	95.24	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	2.73	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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